

**BALTIMORE CITY DEPARTMENT OF PLANNING**  
**URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**  
**MEETING MINUTES**

**Date:** August 15, 2013

**Meeting No.:** 170

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**Project:** One Light Street Mixed Use

**Phase:** Final

**Location:** East Baltimore/Light/Redwood Streets – Central Business District URP

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**PRESENTATION:**

Mr. Chris Harvey, Architect with Hord, Coplan Macht highlighted changes to the building design based upon June 13, 2013 UDARP comments and programmatic changes. These included:

- The reduction in height of the eight story garage base to five stories.
- The relocation of the garage entry lobby off of Redwood Street to Light Street
- The reconfiguration of the rooftop residential amenities, separating the pool to the north and a passive outdoor lounge to the south west corner of the tower.
- The replacement of the expressive roof top “brim” on the south corner of the tower.
- The extension of the west façade masonry grid beyond the roof line to create the appearance of a loggia/arcade as a referential gesture to the former Historic Southern Hotel.
- The simplification of the Redwood Street façade extending the masonry grid and plane of the residential tower to the sidewalk.

Mr. Harvey identified additional design development features, including:

- Cladding the west façade of the garage component in Cor-ten steel panels.
- The shifting of the building entry to the southern most edge of the entry court and the incorporation of a covered entry canopy.

Finished exterior materials proposed by Mr. Harvey included a light buff color brick frame, clear glass and a deep blue/black window frame system.

**PANEL COMMENTS:**

Design elements and features viewed favorably by the Panel included:

- The simplification of the Redwood Street façade, particularly how it meets the ground and how the masonry grid is more contextually appropriate.
- The reduction in height of the garage to a five story base.

- The use of Cor-ten steel panels as an artistic scrim for the garage façade fronting onto the entry court.

Areas of concern expressed by the Panel and requiring additional study included:

- The scale of the Cor-ten steel panels and their relationship to the top of the garage mass, the glazed projected building element to the south and the exterior entry court.
- The scale and relationship of the projected vertical “bay window” on Light Street to the base and entry canopy and its resolution at the top of the tower.
- The lack of clarity in architectural expression between the lower three floors of the office component facing the entry court and the fourth floor of the office which is treated differently.
- The depth of the masonry grid and the placement of windows.
- The expression and importance of the garage terrace garden in relation to the overall building composition.

The Panel expressed strong reservations about the design direction for the top of the tower. In particular, the Panel questioned the need or desire to extend the building grid on the west façade beyond the roof line and the validity of the reference to the Southern hotel. Panel members expressed concern that this visually heavy extended loggia element dominated the rooftop given the elimination of the more expressive brim element facing Light Street.

As a requirement for Final approval, the Panel urged the design team to provide additional detailed design development for the following:

- The landscape design of the entry court including development of garden walls and fences; the specification of planting and tree species; and planter and paving details and materials.
- Detailed sections and enlarged elevations of the garage infill grillwork, the storefronts and curtain wall system, as well as sections of the masonry frame and planer relationship to the infill windows.
- Detailed elevations that depict the location, size and character of tenant and building signage.
- Sectional details of the entry canopy, including connections to the building façade and relationship to the sidewalk and Light Street.

### **PANEL ACTION:**

Recommend addition study and a return for review.

### **ATTENDEES:**

Joe Clarke – JJ Clarke Enterprises

Monica Robertson, Beret Dickson, Nick Aello, Chris Harvey, Josh Kilrain – HCM

Neil Murray, Werner Mueller – RedLine GEC

Al Barry – AB Associates

Susan Williams – STV  
Mackenzie Paull – Downtown Partnership

Ms. Allen, Messrs. Bowden, Burns\* & Haresign - UDARP Panel Members

Anthony Cataldo, Theo Ngongang, Jill Lemke, Wolde Ararsa – Dept. of Planning